

Whereas Karl Stotzer, Susan Stotzer, Stanley Mickle, Wesley Mickle and Cullen D. Shirley, Trustee of the Cullen D. Shirley Family Trust, being the owners of a certain 21.002 acres tract of land out of the C. MACKELHOFF SURVEY, ABSTRACT No. 916, the A. SIERRA SURVEY, ABSTRACT No. 1180, and the C. HEIFRIN SURVEY, ABSTRACT No. 671, Parker County, Texas; being all of those certain tracts described in Clerk's File Nos. 202035930 (Stanley Mickle), 202208551 (Shirley), 202210913 (Stotzer), and portions of V. 620, P. 271; V. 1009, P. 537 and V. 1050, P. 436 (Wesley Mickle), Real Property Records, Parker County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a set mag nail in the approximate center line of Valley View Lane (60' paved road easement recorded in V. 2956, P. 156) & Doc. No. 201200209, R.P.R.P.C.T. drive, in the south line of that certain tract conveyed to Leddy in Doc. #20418871, R.P.R.C.T., being the northwest corner of said 202035930 tract, the northwest corner of said 202210913, for the northwest and beginning corner of this tract. WHENCE the southeast corner of the W. UPTON SURVEY, ABSTRACT No. 1582, Parker County, Texas is calculated to bear S 23°31'56" W 5594.56 feet and the northwest corner of CANYON WEST, PHASE I bears N 25°02'36" E 2926.38 feet.

THENCE N 89°14'28" E 133.05 feet, to a found 1/2" iron rod in Valley View Lane, in the north line of said 202035930 tract, for a corner of this tract.

THENCE S 76°18'49" E 109.39 feet, to a found PK nail in Valley View Lane, in the common north corner of said 202035930 & 20228551 tracts, for a corner of this tract.

THENCE N 84°01'31" E 52.85 feet, to a found PK nail in Valley View Lane, in the north line of said 20228551 tract, for a corner of this tract.

THENCE N 67°51'05" E 264.04 feet, to a found PK nail in Valley View Lane, in the north line of said 20228551 tract, for a corner of this tract.

THENCE N 67°01'32" E 427.60 feet, to a found PK nail in Valley View Lane, being the northeast corner of said 20228551 tract, for the northeast corner of this tract.

THENCE S 21°50'03" E 670.43 feet, to a found 1/2" capped iron rod for the southeast corner of said 20228551 tract and this tract.

THENCE S 71°42'49" W 788.94 feet, to a found 3" steel fence post at the common corner of that certain tract conveyed to Clapp in Doc. No. 201200053, R.P.R.P.C.T. and said 20228551 tract, for a corner of this tract.

THENCE N 00°39'14" E 171.02 feet, to a found 3" steel fence post at the common corner of that certain tract conveyed to Clapp in Doc. No. 201200053, R.P.R.P.C.T. and said 20228551 tract, for a corner of this tract.

THENCE S 25°03'41" W 510.09 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc." being the westerly corner of said Clapp tract, for the southeast corner of said 202210193 tract, and the most southerly southeast corner of this tract.

THENCE S 89°28'01" W 638.16 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying, Inc." for the southwest corner of said 202210193 tract and this tract.

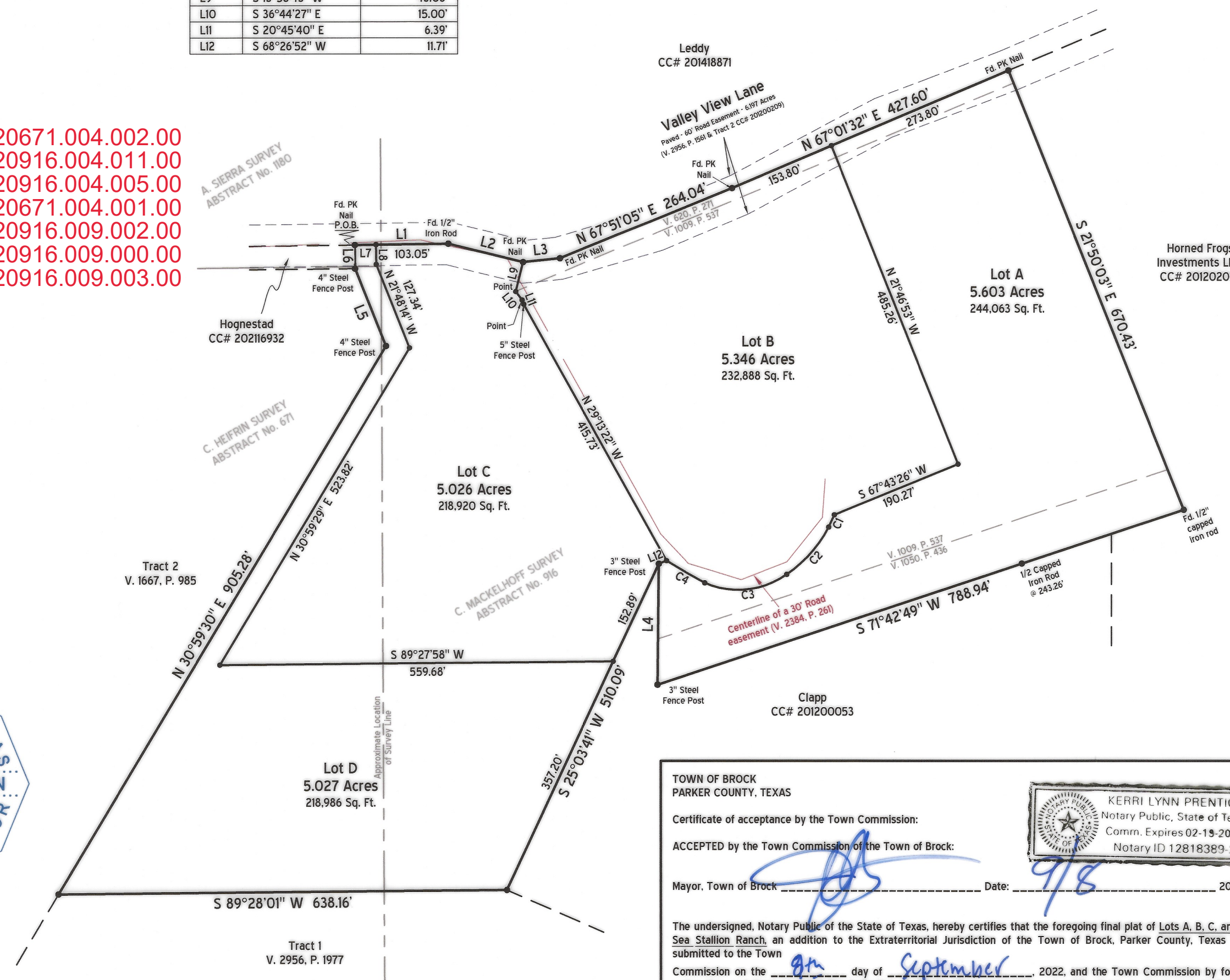
THENCE N 30°59'30" E 905.28 feet, to a found 4" steel fence post at an angle point of said 202210193 tract, for a corner of this tract.

THENCE N 21°48'30" W 117.98 feet, to a found 4" steel fence post for a corner of the tract.

THENCE N 00°45'32" W 33.48 feet, to the POINT OF BEGINNING.

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20916.004.011.00
20916.004.005.00
20671.004.001.00
20916.009.002.00
20916.009.000.00
20916.009.003.00

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	CHORD
L1	N 89°14'28" E	133.05'	C1	257.12'	19.18'	S 24°42'59" W	19.17'
L2	S 76°18'49" E	109.39'	C2	184.40'	90.67'	S 41°46'09" W	89.75'
L3	N 84°01'31" E	52.85'	C3	119.71'	122.48'	S 84°08'10" W	117.21'
L4	N 00°39'14" E	171.02'	C4	759.03'	62.83'	N 60°01'34" W	62.81'
L5	N 21°48'30" W	117.98'					
L6	N 00°45'32" W	33.48'					
L7	N 89°14'28" E	30.00'					
L8	S 00°45'32" E	27.90'					
L9	S 13°58'43" W	43.06'					
L10	S 36°44'27" E	15.00'					
L11	S 20°45'40" E	6.39'					
L12	S 68°26'52" W	11.71'					



Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

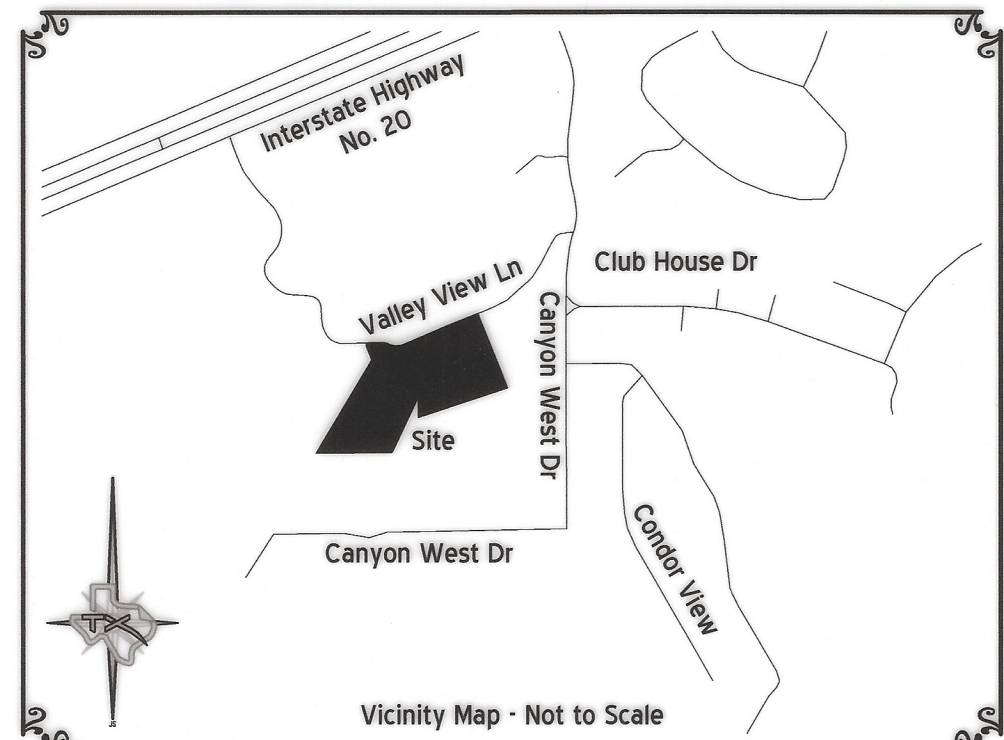
Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com - 817-594-0400
JN060608-TR-R2-P - Field Date: January 24, 2022



- Notes:
1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid)
3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
4) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
6) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.
7) This tract lies within the Extra-territorial Jurisdiction of the Town of Brock, Parker County, Texas.
8) All corners are set iron rods with plastic caps stamped "Texas Surveying, Inc."
9) Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

17309
BR
E-17

Surveyor:
Micah Hamilton, R.P.L.S.
104 S Walnut St
Weatherford, TX, 76086
817-594-0400
Owners:
Karl & Susan Stotzer Stan Mickle Cullen Shirley
8488 Light Springs Dr. 111 Valley View Lane 115 Valley View Lane
Fort Worth, TX 76131 Weatherford, TX 76087 Weatherford, TX 76087



TOWN OF BROCK
PARKER COUNTY, TEXAS
Certificate of acceptance by the Town Commission:
ACCEPTED by the Town Commission of the Town of Brock:
Mayor, Town of Brock: [Signature] Date: 9/8 2022
The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lots A, B, C, and D, Sea Stallion Ranch, an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the 08th day of September, 2022, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.
Witness my hand this 08th day of September, 2022. [Signature]

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202234523
09/19/2022 01:51 PM
Fee: 78.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Plat Cabinet F Slide 333

Now, Therefore, Know All Men By These Presents:
That Karl Stotzer, Susan Stotzer, Stan Mickle, Wesley Mickle, and Cullen Shirley, acting herein and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as Lots A, B, C, and D, Sea Stallion Ranch, an addition to the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.
This plat approved subject to all existing ordinances, rules, regulations and resolutions of the Town of Brock, Parker County, Texas.
Witness, my hand, this 17th day of September, 2022.
By: [Signatures]

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Karl Stotzer, Susan Stotzer, Stan Mickle, Wesley Mickle, and Cullen Shirley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 17th day of September, 2022.
[Signature] Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Karl Stotzer, Susan Stotzer, Stan Mickle, Wesley Mickle, and Cullen Shirley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 16th day of September, 2022.
[Signature] Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Stan Mickle, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 17th day of September, 2022.
[Signature] Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Wesley Mickle, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 17th day of September, 2022.
[Signature] Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

State of Texas
County of Parker
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cullen Shirley, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.
given under my hand and seal of office on this the 17th day of September, 2022.
[Signature] Notary Public in and for the State of Texas
TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

Minor Plat
Lots A, B, C and D
Sea Stallion Ranch
an addition to the Extraterritorial Jurisdiction of the
Town of Brock, Parker County, Texas
Being a 21.002 acres tract out of the
C. MACKELHOFF SURVEY, ABSTRACT No. 916,
the A. SIERRA SURVEY, ABSTRACT No. 1180,
and the C. HEIFRIN SURVEY, ABSTRACT No. 671,
Parker County, Texas; being all of those certain tracts described
in Doc. No. 202035930 and 202210913, and a portion of those
certain tracts described in Volume 620, Page 271;
Volume 1009, Page 436; & Volume 1050, Page 436,
Real Property Records, Parker County, Texas

August 2022
WEATHERFORD BRANCH - 817-594-0400
TEXAS
SURVEYING
INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM